



# NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** July 22, 2014

**PROJECT NAME/NUMBER:** Renton Heritage Apartments / LUA14-000933, CU-H, MOD, SA-H

**PROJECT DESCRIPTION:** The applicant is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit and a modification for the construction of a 5-story mixed-use building containing 101 residential units and 3,553 square feet of commercial space. In 2008 the applicant received Hearing Examiner Site Plan, Conditional Use Permit, and parking modification approvals along with Environmental Review for the construction of a 101 unit mixed use building. However, the Hearing Examiner Site Plan, Conditional Use Permit expired in 2010. The applicant is now proposing to maintain much of the original proposal in order to eliminate the need for additional Environmental Review. The mixed-use structure would have an average height of 64 feet. The vacant 29,500 square foot site is located within the Center Downtown (CD) zoning classification on the southwest corner of S 2nd St and Main Ave S. Primary vehicular access to the site would be provided via two entry points from an existing, along the western side of the property, which is proposed to be widened. A total of 101 parking spaces would be provided within and under the structure. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to eliminate the number of required deposit and collection points. The site is located on Zone 1 of the Aquifer Protection Area and within a Seismic Hazard Area. There appears to be no other critical areas located on site.

**PROJECT LOCATION:** 207-219 Main Ave S

**PERMITS/REVIEW REQUESTED:** Hearing Examiner Site Plan Review

**APPLICANT/PROJECT CONTACT PERSON:** Raymond Gamo/ Stricker Cato Murphy Architects/ 311 1<sup>st</sup> Ave S, #300/ Seattle, WA 98104 / 206-324-4800 / raymondg@scm-arch.com

**PUBLIC HEARING:** Public hearing is tentatively scheduled for August 26, 2014 before the Renton Hearing Examiner at 9:30 a.m., in Renton Council Chambers on the 7th floor of Renton City Hall.

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on August 5, 2014. This matter is also tentatively scheduled for a public hearing on August 26, 2014 at 9:30 a.m. Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. If comments cannot be submitted in writing by the date indicated above, you may still appear at the hearing and present your comments on the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the Project Manager at 425-430-7219. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

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If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Renton Heritage Apartments / LUA14-000933, CU-H, MOD, SA-H

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

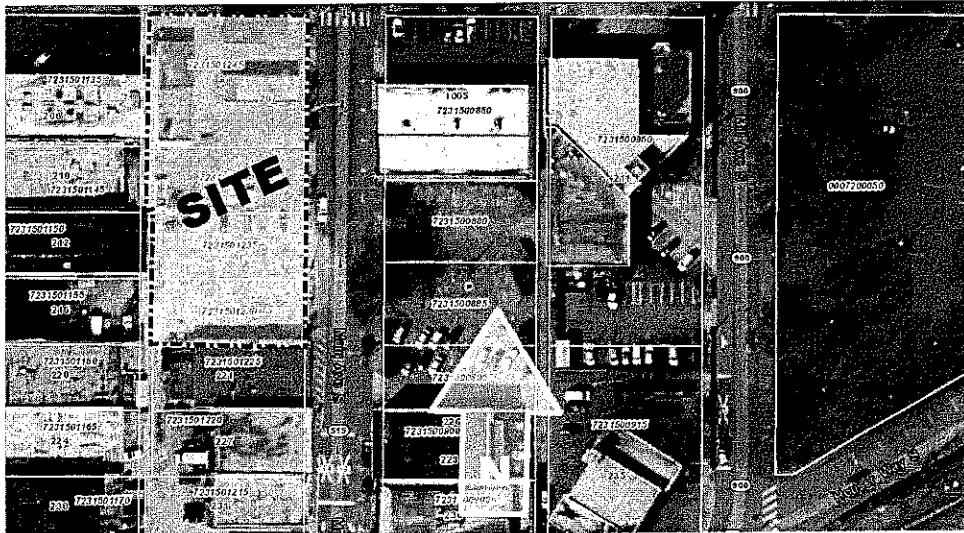
# City of Renton



**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**

DATE OF APPLICATION: JULY 16, 2014

NOTICE OF COMPLETE APPLICATION: JULY 22, 2014



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